PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

/33

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Sten#70

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1, or we. Loo Myara. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof petition for a Variance from Section. JACC-3-R-3 to Permit a 50 Foot setback

from the centerline of the street instead of the required 75 Feet; and to

pecult a mar yard of # foot instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: (indicate hardshy or practical disculty) we have stoped a northque contract with a building company and our new homes many with the parties of the county of

The Builder has extended our deadline to November 1, 1972

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the posting, and ruther agree to and are to be bound by the zoning regulations and restrictions a management of the property of the posting regulations and restrictions and restrictions are county adopted pursuant to the Zoning Law For Baltimore County.

... 197 2., that the subject matter of this petition be advertised, as of Baltimore County, in two newspapers of general circulation through-roperty be posted, and that the public hearing be had before the Zoning County in Room 106, County Office Building in Towson, Baltimore

. R. ABERNETHY, JR. "Registered Land Survey

24 July 1971

Land to be conveyed to Leo Myers, Bradshaw, Maryland

All that lot or parcel of land situate in Baltimore County near Bradshaw, Marylani, lying on the Mcrthwesterly side of Maryland Route No. 7 and on the Southeasterly side of Pfeffer Road, more particularly described as follows:

Deginning for the same at a nail in the intersection formed by Maryland Route No. 7 and Pfeffer Road and running thence as now surveyed binding on the middle of Maryland Boute No. 7 N 73° 46°E 109.55 ft. to a nail, thence N 15° 42° W 30.0 ft. to an iron pin, continuing N 15° 42° W 205.00 ft. to an iron pin, thence S 73° 46° W 94.83 ft. to an iron pin on the south easterly side of Pfeffer Road, continuing S 73° 46' W 14.75 ft. to a mail in the bed of Pfeffer Road, thence binding on Pfeffer Road S 15° 42' E 235,00 ft, to the point of beginning. Containing 0.59 acre, more or less, as surveyed by W. R. Abernethy, Jr., Surveyor, on 24 July 1971.

Being all the land described in a deed dated 17 May 1966 and recorded among the land records of Baltimore County, Md. in Liber O. T. G. 4664, folio 65.

721- 1200 skt 53

M. Herres.

Legal Owner

Bradshaw, Maryland 21021

Leo Myers ...



Leo R. Myers 12046 Philadelphia Rd. Bradshaw, Maryland 21021 January 12, 1973

S.E. DiNenna Zoning Commissioner of Baltimore County 111 West Chesapeake Avenue Towson, Maryland 21204

RE: ZONING CASE # 73-133-A

I am writing this letter to inform you that I will take all responsibility and pay any damages resulting from an appeal to my zoning case no. 73-137-A, which was granted on January 3, 1973. The appeal period is over on Furuary 5, 1973. If wait until then to file for my building permit, it would result in financial hardship.

Respectfully Yours,

See Robert Myers

Leo R. Myers DETC! 1-12:13 Ronal Jahan Commission Expires 7-1-74

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

JOHN J. DILLON, J. Chairman

DEPARTMENT OF TRAFFIC ENGINEERS

BUREAU OF STALTH DEPARTMENT PROJECT PLANSIN DULLDING DEPARTMEN SOURCE OF EDUCATION

Mr. Leo Myers 12046 Philadelphia Road Bradshaw, Maryland 21021

RE: Variance Petition

Dear Hr. Hverst

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the northwest side of Maryland Rr. 7 (Philadelphia Road) and Pfeffer Road, in the IIIn District of Baltiance County. This RDP uningrowed lot conteins .59 acres of land and is directly edjecent to homes on the east side and on the west side of Pfeffer Road. There is no curb and jutter existing along Pfeffer Road or Philadelphia Road at this location.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not loss then 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

ory truly yours,

John J Dolland

JJD:JD

Enclosure

PETITICA FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

I, or we, Leo Henry legal owner of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1 A00,3.R.1.to permit a 50 foot settach

from the centerline of the street instead of the required 75 feet; and to

permit a rear yard of 3 feet instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

we have signed a nortgage contract with a building conjency and our now house must be under construction by Ostober 1, 1972 or there will be a price increase of \$700.00.

We were unaware of the zoning situation when we purchased this property early in 1971. We have been to Townon three times in two weeks to apply for our building permit and no one ever took us shout the zoning regulations for our steal building permit and no one ever took us shout the zoning regulations for our steal to the conting was not RDP at the time we purchased this property

The zoning was not RDP at the time we purchased this property. The Builder has extended our deadline to November 1, 1972

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

1. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this, ition, and further agree to and are to be bound by the zoning regulations and restrictions of import County adopted pursuant to the Zoning Law For Baltimore County.

Legal Owner Address 12046 Philadelphia Boad Bradshaw, Maryland 21021



Bepartment Of Bublte Mania

Balt: more County, Maruland

Item #70 (1972-1973)
Proposity Owner: Leo Nyers
Proposity Owner: Leo Nyers
Noted for Notice #7, S/25 Pfeffor Road
Noted for Notice #7, S/25 Pfeffor Road
Proposed Zondam: Variance from Section 1400,3,8,3 to
Proposed Zondam: Variance from Section 1400,3,8,3 to
Proposed Zondam: Variance from Section 1400,3,8,3 to
Proposed Zondam: All Advances of Technology and Techno

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Philadelphia Road (Md. 7) is a State Road; therefore, all improvements, inter-sections and entrances on this road will be subject to State Highway Administration requirements.

Pfeffer Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right of-tway widening, tooleding a filled area for sight distance at the corner, and any necessary revertible present application, will be received in connection with any pressing or building prints applicable. In the plan should be revised to indicate the proposed highway right-of- widening.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, cameing private and public holdings downstream of the property. A radius permit is, therefore, necessary for all grading, including the stripping of top coil.

Fhiladelphia Boad (Md. ?) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The retitioner must provide necessary drainage facilities (temporary or organized to concentration of surface waters. Correction of any problem which my reperties, especially by the improper greater or improve installation of day problem which may return the temporary of the retitioner.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zoning Commissi ner Date November 27, 1973

FROM. Norman E. Gerber, Office of Planning

SUBJECT Petition #73-133-A. Northeast car. of Pfeffer Rd. and Md. Rt. No. 7
Petition for variance for front and rear yards.
Petitioner - Lea Myers

11th District

HEARING: Wedne , December 6, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on

NEG:rw

Item #70 (1972-1972) Property Owner: Leo Nyers Page 2 November 17, 1972

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this

Down to Die

END FAM FWR . An

QQ-SW Mey Steet h2 & h3 NE hh Position Sheets NE 12 K Topo 6h Tax Map

FEB, 14 1973

MICROPILMED

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

DONALD J. ROOP, M.B., M.P.H.

Mr. S. Eric DiMenna, Zoning Commissioner Office of Planning and Zoni-3 County Office Building Towoon, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 70, Zoning Advisory Cosmittee Meeting, October 17, 1972, are as follows:

Property Owner: Leo Nyers Location: N/W/S of Maryland Moute #7, 5/E/S Pfaffer Rd. Proposed Zoning: Variance from Section 1A00.3.R.3. to persatt a 50' setback instead of required 75' and to persit a rear yard of 31' instead of req. 50'. District: 11 No. Acres: 109' x 205'

Complete soil evaluation must be conducted and approved, and water well approved prior to issuance of building permit.

Very truly yours, Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

to permit a 50 foot setback from the centerline of the street instead of the required 75 feet; and to permit a rear yard out 3 feet instead of the required 50 feet. isement, posting of property and public hearing on the abo IT IS ORDERED by the Zoning Com

> Baltimore County, Margland OFFICE OF THE BUILDINGS ENGINEER
> DEPARTMENT OF PERMITS AND LICENSES

November 3, 1972

Mr. S. Eric DiFerna, Zoning Commissic Zoning Advisory Cormittee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item #70, Zoning Advisory Committee Meeting, October 17, 1972 are as follows:

Property Owner: Lao Myere
Location: NuM's of langland Route #7, S/E/S Pfeifer Road
NuM's of langland Route #7, S/E/S Pfeifer Road
Proposed Zoning:
Proposed Zoning:
Variance from Section LMOO, 3.8.3 to permit a 50' setback
intead of roq. 75' and to permit a rear yard of 31' instead
of roq. 50'

District: 11 No. Acres: 109' x 205'

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Puilding Code and Regulations".

C. Elmer Hoppert Jr.

BALTIMORE COUNTY, MARYLAND

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Hr. DiNenna:

Re: Item 70 - ZAC - October 17, 1972 Property Comer: Leo Myers Md. Rt. 77 SES Pfeffer Road Variance from Section 1ADO.3, 8.3 to permit a 50° setbock instead of req. 75' and to permit a rear yard of 31' instead of req. 50'

No traffic problems are anticipated from the requested variances.

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate



WN. T. MELZER

ELGENE J. CLIFFORD. P.E.

Mr. S. Eric DiNonna Zoning Commissioner County Office Building Towson Maryland 21204

Re: ITEM: 70
Z.A.C. Meeting, Oct. 17, 1972
Froperly Owner: Leo Myers
Location: WAYS of Md. Route 7,
Fresch Zoning: Rope,
Froposed Zoning: Karlance Froe
Section 1860, 33-33 to premit
a 50' seback instead of
rest 73' and to permit a rear
rest of 31' and rest of reg. 50'
Districts 11' Areas 109', 205'.

CL:JEH:bk

CHARLEST AND CARED

The subject plan indicates no access to Route 7, therefore, the State Highway Administration has no comment.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
Folia & Negeus

bys John E. Neyers
Ass.: Development Enginee



P.O. Box 717 / 300 West Presing Street Bat

FUNCTION	Wc." Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:		1976			ed Pla				on	

r. Leo Ayers 1846 Philodolphia radshau, Md. 2185		ICE OF PLANNING AND ZONIN	10m 71
	County Of	Ffice Building hesepeake Avenue Maryland 21204	$(egin{array}{c} \cdot \ \cdot \ \end{array})$.
	Your Petition he	s been received and acces	nted for filling
·	day of	1972.	
		10 n	21
		S. ENTO DINENNA.	B
		Zoning Commission	er .

FEB, 14, 1973

CERTIFICATE OF PUBLICATION

Leanh Standinger.

Cost of Adventsement \$



OHI

OFFICE OF

ESSEX LIMES

ESSEX, MD. 21221

November 20 - 10 m

THIS IS TO CERTIFY, that the annexed advertisement of

5. Eric Dinenna Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive.

week before the 20th day of November 1972, that is to say, the same was inserted in the issues of November 16, 1972.

STROMBERG PUBLICATIONS, Inc.

By Reth moyon

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District. 17 N.

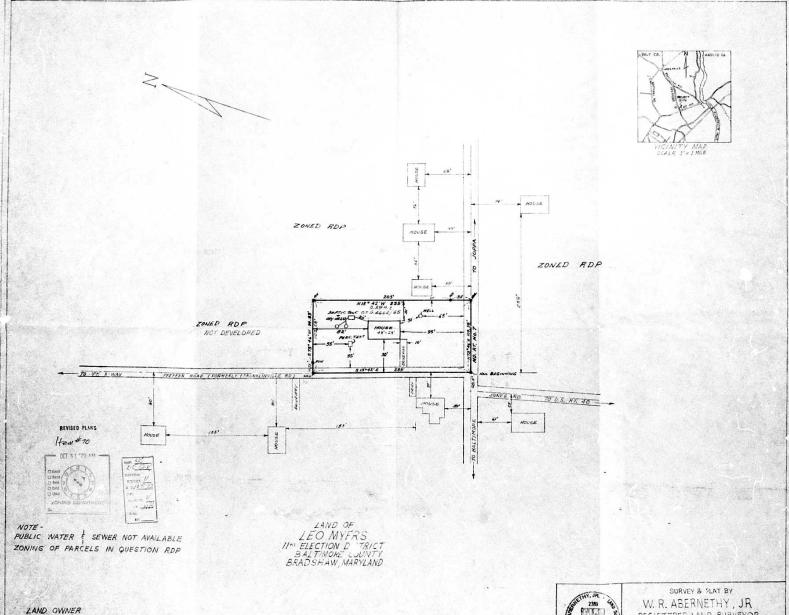
District. 17 N.

District. 18 N.

Distri

BALTIMORE COUNTY, MARYLAND OFFICE OF FIMANO REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	5041
PATE 9/29/72 ACCOUNT	
AMOUNT	\$25.00
Cash Petition for Variance for Leo My	YELLOW - CUSTOWS

BALTIMORE COU OFFICE OF FMANCE - MISCELLANEOUS		₩ 5833
DATE Dec. 6. 1	972 ACCOUNT 02-6	562
1	AMOUNT_#	58,00
WHITE - CASHIER	PHK - AGENCY	VELLOW - CUSTOMER
120h6 Philad Bradshaw, No	elphia noed	58.00 Nor



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LEQ MYERS 12046 PHILADELPHIA RD BRADSHAW , MD. 21021 AND WHAT THE STATE OF THE STATE

W. R. ABERNETHY, JR REGISTERED LAND SURVEYOR ABERDEEN, MARYLAND

26 SEPT 1972 C

SCALE /"= 50"